



3 Manor Way, Kinmel Bay, LL18 5BP

£210,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Manor Way, Kinmel Bay

2 Bedrooms - Bungalow - Detached

This delightful detached bungalow on Manor Way offers a perfect blend of comfort and convenience. The property features two double bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a porch with access to a spacious reception hall and front lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow ensures a practical flow throughout, allowing for easy movement between the living spaces. The property also has a good size kitchen with space to dine, bathroom for your everyday needs plus parking, adding to the convenience. The surrounding area is known

for its friendly community and proximity to local amenities. This bungalow presents a wonderful opportunity for those looking to enjoy single-storey living in a tranquil setting. With its appealing features and prime location, it is certainly worth considering for your next home. EPC is D65. Freehold. Council tax C.



Accommodation

Double glazed front door giving access into the entrance porch.

Entrance Porch

7'0" x 6'6" (2.14 x 2.00)

With double glazed windows and glazed door that provides access into the spacious hallway

Reception Hallway

16'0" x 9'1" max (4.88 x 2.77 max)

Having a radiator, meter cupboard and glazed door to the lounge.

Lounge

15'0" x 13'11" (4.58 x 4.25)

Having a radiator, T.v connection, fire surround with electric fire, double glazed windows to the front and side.



Kitchen

13'11" x 11'10" (4.25 x 3.61)

Fitted with wall glass display units, base and drawer units, worktop surfaces, modern splashbacks, built in oven, electric hob with extractor fan over, single drainer sink with mixer tap, plumbing for a washing machine, wall mounted boiler, vinyl flooring, radiator, built in storage cupboards with shelving, space to dine, uPVC back door, double glazed side and rear windows.

Bedroom 1

11'6" x 10'8" (3.53 x 3.27)

Having a radiator and double glazed front window.

Bedroom 2

10'9" x 10'4" (3.28 x 3.15)

Having a radiator and double glazed rear window.

Bathroom

9'1" x 5'10" (2.77 x 1.80)

Comprising of a pedestal wash hand basin, toilet, bath with mixer shower attachment, wall tiles, heated towel rail, loft hatch and double glazed rear window.



Outside

The front offers a driveway and the main garden is laid with golden gravel. Side gate with fixed side panel gives access to the side area and garage that is used for storage.

The sunny aspect rear garden is fully enclosed with main lawn and patio area, perfect for Al-Fresco dining.

Timber storage shed

Garage

20'10" x 9'1" (6.37 x 2.77)

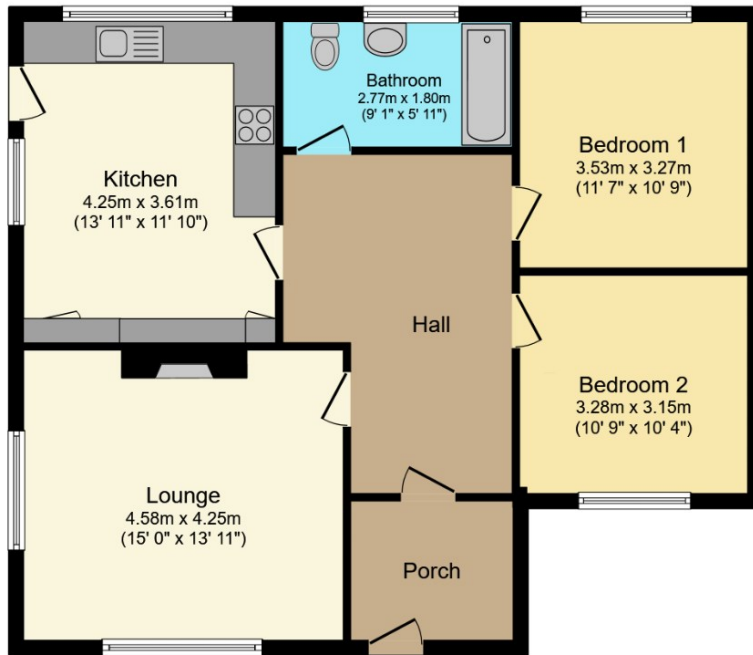
With up and over door, side door, rear & side windows plus mains power.

This is used for storage as restricted access.

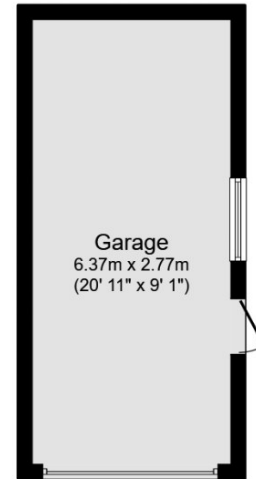
Directions

Proceed onto Wellington Road and head in the direction for Kinmel Bay. Go over the Foryd Bridge, turning left onto Bodelwyddan Avenue. Second right into Manor Way and this bungalow can be located on your right.





Floor Plan
 Floor area 84.8 sq.m. (913 sq.ft.)



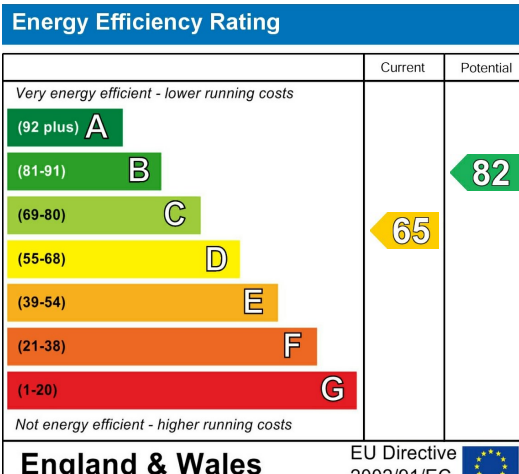
Garage
 Floor area 18.1 sq.m. (195 sq.ft.)

Total floor area: 102.9 sq.m. (1,108 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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